1800

THE

PARTICULARS

OF A VERY VALUABLE

FREEHOLD ESTATE,

SITUATE

In the Pariſhes of ASH, CAMPSEY ASH, and BLAXHALL,

NEAR WICKHAM MARKET,

A MOST DESIRABLE PART OF HIGH SUFFOLK;

COMPRISING

THE EXTENSIVE MANORS OF

CAMPSEY with HAUGH, and NORTHLANDS,

HACHESTON,

VALENCE in BLAXHALL, and ASH,

Extending over a great Tract of Land, beautiful Covers, abundantly ſtocked with Game;

ANNUAL QUIT RENTS, FINES, COURTS, FISHERIES, ROYALTIES, and IMMUNITIES,

AND

SUNDRY DEMESNE LANDS,

CONTAINING

Eight Hundred and Sixteen Acres One Rood and Thirty-ſix Perches,

BE THE SAME MORE OR LESS,

Divided into eligible FARMS, with capital FARM HOUSES and BUILDINGS;

Let to very reſpectable Tenants, Part on ſhort Leaſes,

AT RENTS AMOUNTING TO ABOUT

Eight Hundred and Thirty-Three Pounds Seventeen Shillings per Annum,

EXCLUSIVE OF ROYALTIES:

To be SOLD by PRIVATE CONTRACT,

BY

Meſſ. *SKINNER, DYKE,* and *SKINNER.*

The Whole Eſtate, Woods, and Covers, are in the higheſt Condition, and well worth the Attention of any Gentleman fond of Field Sports, who wiſhes to realize into the County of Suffolk.

For further Particulars apply to Meſſ. JERMYN and WHITE, Solicitors, Haleſworth, Suffolk; and of Meſſ. SKINNER, DYKE, and SKINNER, Alderſgate Street, London; where a Plan may be ſeen.

THE

PARTICULARS, &c.

THE EXTENSIVE MANORS OF CAMPSEY with HAUGH,

AND

NORTHLANDS, HACHESTON, VALENCE in BLAXHALL, and ASH,

WITH

The annual QUIT RENTS, FREE RENTS, FINES and HERIOTS,

LORD'S RIGHT of TIMBER on the Waſte Lands, alſo ONE THIRD of TIMBER on Copyhold Lands felled for Sale,

COURT BARON, FISHERIES in the Rivers DEBEN and ORE, ROYALTIES and IMMUNITIES, &c. &c.

	£.	s.	d.
The Rental of Quit Rents, which are numerous, amount to about per Annum —	29	16	0

Several of the Quit Rents are ſubject to the Deduction of Land Tax, amounting to about 1l. *per Annum.*

The Courts for the laſt 21 Years having been held very irregularly, there is no forming an accurate Average of the annual Amount of Fines, &c. but, it is preſumed, they may be fairly ſet at per Annum, about — — — —	65	0	0
The Amount of Quit Rents, Fines, &c. (excluſive of Royalties, &c.)	£. 94	16	0

The Royalties of the Manors are eſtimated to be of conſiderable yearly Value.

THE SITUATION OF THE MANORS, BEING NEARLY IN THE CENTRE OF HIGH SUFFOLK, IS EXTREMELY FAVOURABLE FOR GAME; THE CIRCUMJACENT COUNTRY MUCH ESTEEMED FOR FIELD SPORTS; AND THE NEIGHBOURHOOD EXCEEDINGLY RESPECTABLE.

BRITISH MUSEUM

ASH PARK FARM, in the Pariſh of Aſh, conſiſting of a roomy Dwelling Houſe, (formerly a Manſion) and Out-offices, Garden, Canal, &c. a large Barn, Stabling, Cow Houſe, Granary, and uſeful Out-buildings; and the ſurrounding Incloſures of Meadow, Paſture, and Arable Lands, containing One Hundred and Fifty-four Acres One Rood and Five Perches:

VIZ.

	Reference to Plan.	A.	R.	P.
Barnes's — — —		9	0	6
Collins — — —		15	2	18
Dry Piece — — —		6	1	6
Old Parſonage — — —		13	2	38
Seven Acres — — —		8	1	20
Four Acres — — —		5	0	19
Little Horſe Park — —		6	2	18
Great Horſe Park — —		9	1	22
Little Wickham Park — —		12	3	24
Great Wickham Park — —		27	1	36
Church Park — — —		18	3	22
Home Park — — —		10	3	16
Stackyard Park — —		5	3	14
Scite of Buildings, Yards, Gardens, &c.		4	0	26
Acres		154	1	5

Carried forward £. 94 16 0

	£.	s.	d.
Brought forward	94	16	0

JOLLY FARM, in the Parish of Campsey Ash, and nearly contiguous to Ash Park Farm; consisting of Eighty-six Acres One Rood and Six Perches of Land, lying in convenient Inclosures.

VIZ.

	Reference to Plan.		A.	R.	P.
White Walk	—	—	14	2	2
Clay Pit Walk	—	—	11	1	19
Eight Acre Walk	—	—	10	1	38
Jolly Fen	—	—	11	0	36
Barn Field	—	—	8	1	30
Covens	—	—	14	2	35
Hop Ground Fen	—	—	4	0	38
Kiln Field	—	—	11	1	8
		Acres	86	1	6

Ash Park and Jolly Farm are in the Occupation of Joseph Baldwin, under an Agreement which expires on the 10th of October, 1797, at per Annum — — 290 0 0

The most considerable Part of Ash Park and Jolly Farms are Freehold; but there are Twenty-three Acres contented, and sundry Parcels not contented, which are Copyhold of the Manor of Ash Bigott's, subject to a Quit Rent of 1*l.* 7*s.* 3½*d. per Annum, and to the customary Fines, &c.*

Covens in Hand, yearly Value about — — — — 15 0 0

Ash Park Farm.

	A.	R.	P.
In Great Wick Park — —	1	1	0
In Old Parsonage — —	2	0	8
In Barnes's — — —	2	2	4

Jolly Farm.

	A.	R.	P.
In Covens — — —	1	0	20
In Clay Pit Walk — —	1	3	14
Alder Car Grove — —	3	3	20
In Jolly Fen — —	2	1	24
Acres	15	0	10

Sundry Tenements, with Gardens, &c.

	£.	s.	d.
A Messuage, Blacksmith's Shop, Garden, and small Field, to Mr. Paternoster, at	8	0	0
A Messuage, Shop, &c. to —— Cook —	6	0	0
A Messuage, &c. to Thomas Beedon —	5	0	0
A Cottage, &c. to William Smith —	2	0	0
A Cottage, &c. to ——— Long —	2	0	0
—			23 0 0

Five Closes of Meadow Land, containing Thirty-five Acres Two Roods and Thirty-six Perches, in the Parish of Campsey Ash, in the Occupation of Mr. Hewett, under an Agreement for 3 or 7 Years from Michaelmas, 1795, at per Annum — — 70 0 0

	Reference to Plan.		A.	R.	P.
Sampson's Meadows	—	—	2	1	4
			2	3	32
Whinney Plough	—	—	10	3	6
Whinney Fen	—	—	2	3	36
Wickham Meadow	—	—	16	0	8
River	—	—	0	2	30

Small Meadow and Kemp's Yard let to Mr. Pooley, at — — 1 1 0

			A.	R.	P.
Small Meadow	—	—	0	3	14
Kemp's Yard	—	—	0	1	8
		Acres	36	3	18

The above Two Parcels of Land, containing Thirty-six Acres Three Roods and Eighteen Perches, are extremely eligible for Gentlemen Farmers who hold a large Quantity of Uplands, and there is no Doubt there are many who would be glad to take a Lease and pay 80*l. per Annum.*

Carried forward £. 493 17 0

	£.	s.	d.
Brought forward	493	17	0

A capital FARM, in the Pariſhes of Campſey and Blaxhall; conſiſting of a commodious new erected Farm Houſe, with convenient Offices, Garden, &c. a ſpacious Farm Yard, with Two new erected Barns, Stabling for Twenty Horſes, Cart Sheds, Cow Houſes, and uſeful Out-buildings, and the ſurrounding Incloſures of Meadow, Paſture, and Arable Land; the Whole containing Three Hundred and Seven Acres Three Roods and Six Perches; on Leaſe to Meſſ. James and Joſeph Chapman, for 19 Years from the 10th of October, 1792, at per Annum — — — — — 210 0 0

Reference to Plan.	A.	R.	P.
Barn Field — — —	22	2	20
Scite of Houſe, Buildings, Yard, Garden, &c.	3	1	30
Stack Yard Piece — —	12	2	36
Nether Piece — — —	12	0	28
Windy Walk — — —	13	1	18
Walnut-tree Walk — —	14	3	38
Oak Walk — — —	21	0	37
Little Holly Walk — —	10	1	30
Great Holly Walk — —	12	1	4
Fen — — —	2	3	14
Meadow — — —	7	0	23
Beſt Meadow — — —	12	3	22
Hop Yard Meadow — —	8	3	24
Whinney Walk — —	17	0	27
Man's Field — — —	13	0	0
Broom Walk — — —	9	3	14
Black Stock Walk — —	17	1	29
Little Meadow — — —	1	3	22
Five Acre Walk — —	7	1	35
Deal Walk — — —	17	0	14
Aſh Grounds — — —	15	1	31
Deer Breed — — —	8	2	25
Pound Field — — —	30	1	13
Deer Breed — — —	8	2	25
Thiſtley Field — —	7	2	27
Kiln Field — — —	7	0	15
Roads incloſed — —	1	2	12
Acres	307	3	6

Covers and Woods, in Hand.	A.	R.	P.
Cover Fen Piece — —	3	2	14
Black Stock Grove — —	3	0	11
Little Fen Cover — —	1	3	22
Badger Grove — — —	2	2	10
	11	0	17
Kiln Grounds Wood, the Crop the Tenants of the Farm take every Ten Years, no Right in Wood at any other Time —	31	1	0
Acres	42	1	17

The yearly Value to the Landlord about — — — — 25 0 0

A very eligible FARM, in the Pariſh of Blaxhall; conſiſting of a very convenient new erected Farm Houſe, with convenient Offices, Garden, &c. capital new erected Barn, Stabling for Ten Horſes, Cow Houſe, and uſeful Out-buildings, and ſundry incloſed Meadow, Paſture, Arable, and Wood Lands; the Whole containing One Hundred and Seventy-one Acres Three Roods and Nineteen Perches; on Leaſe to Mr. Robert Wardley, Junior, for 15 Years from Michaelmas, Old Stile, 1792, at per Annum — 105 0 0

Reference to Plan.	A.	R.	P.
Bullock Meadow — —	2	3	35
Round Meadow — —	1	1	30
Skirts — — —	9	2	18
Beachaway Meadow — —	4	3	0
Colt's Fen — — —	8	2	8
Barn Field — — —	8	0	9
Yards, Gardens, &c. — —	1	0	10
Lady's Oak — — —	18	3	24
Dove Houſe Field — —	11	3	29
Calves Pightle — —	0	3	36
Sink Field — — —	10	2	39
Carried forward	78	3	38

Total £. 833 17 0

		A.	R.	P.
Brought forward		78	3	38
Butcher Walk	—	17	0	12
The Whin —	—	8	3	12
Long Six Acres	—	7	0	4
Swaley Walk —	—	3	3	8
Verdant's Hill	—	6	1	8
Coney Hill —	—	12	3	4
Beech Walk —	—	2	1	26
Wood Field —	—	7	1	22
Wood Close —	—	5	2	4
Cole's Hole —	—	0	0	27
Butcher's Knowl	—	0	1	16
Three Corner	—	3	1	8
Mill Mount Walk	—	12	3	20
Walk by Durrant's	—	3	0	2
River	—	0	1	14
Roads	—	1	2	34
Acres		171	3	19

The present Rent of the above Farm is very reasonable, and, upon a moderate Calculation, it will let at the Expiration of the present Lease, for an Advance of from 25l. to 30l. per Annum.

ANNUAL OUT-GOINGS.

		£.	s.	d.
Quit Rents of Copyhold Lands	—	1	7	3½
Fee Farm Rent to Blaxhall Hall	—	0	8	4
and a Relief of One Year's Fee Rent				
Several Donations, amounting to (after deducting Land Tax) about		48	0	0
Land Tax	— —	43	19	4
Total Out-goings	£.	93	14	11½

FINIS.

PARTICULARS

OF A

CAPITAL MANOR,

AND

ESTATES,

SUFFOLK.

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